

## Milford Conservation Commission Meeting Minutes November 12, 2015 BOS meeting room

**Present:** MEMBERS: Audrey Fraizer, Chair; Andy Hughes, VChair; Andy Seale, Hub Seward, Janet Urquhart, Kim Rimalover. ALTERNATES: Eric Radloff, Greg Boggis, Chris Costantino. Rodney Dellafelice, excused

**Approval of October 8 Meeting Minutes** On a motion by Andy Hughes seconded by Hub Seward, the October 2015 minutes were unanimously approved.

### Appointments

7:15 Tom Rohlfs - ML 7-5-6 Hollow Oak Lane. Tom Rohlfs presented his concept to expand his existing building on the property. It will impact a wetland. He is offering to place the back third'ish of his property into a conservation easement as mitigation for the proposed impact. He attempted to find other solutions to address his need for increased space due to business growth; but this was the most financially and structurally sound solution. He hired a wetland scientist to look at the wetland which will be impacted. It was determined that this wetland is a drainage swale and is judged as a low functioning wetland. A site walk was set for November 13 at 7:40am.

7:30 Sarah Brown access to 3-6 across 3-5 Falcon Ridge OS. There has still been no response from Bill Drescher, town Attorney, concerning the ability of the commission to grant a ROW across the open space. Audrey gave an edited draft of the agreements between the commission and Sarah and Chris Brown to the Browns for their consideration. Audrey will notify the Browns as soon as she hears from the attorney.

Questions raised: **1)** will the property deed need to be rewritten to reflect the Trail Easement on 3-6; **2)** commission will verify with Eversource concerning a driveway near the utility boxes;

Andy Hughes made a motion "To approve the request for access by the Browns across the Falcon Ridge Open Space (3-5) to access the Brown property (3-6) contingent upon approval by town counsel", which was seconded by Andy Seale. The commission members unanimously approved the motion.

7:45 Joshua Smith – Universe Trail along the Rail Trail. Joshua Smith presented his plans to construct this trail. He will put black metal posts, as used on chain link fencing, to support 12x7" plaques along the rail trail in scale to the distances between the planets. He will dig 2' holes, place the supported post base, and backfill before winter onset. In the spring, he will install the post tops with signs. He will give the commission the programming code for the plaques in case replacement is needed. He will make a write-up for the kiosk which the Commission can post on Facebook and the Cabinet. He will place the plaque front parallel to the trail approximately 1' from trail edge.

Item	Discussion	Who Will Do What
1. Report on October Events:	<ul style="list-style-type: none"><li>a. November 5 – Middle School Health Fair. Successful event with Brian Hawkins</li><li>b. November 7<sup>th</sup> - Souhegan Valley Chamber of Commerce Expo. Successful event with Brian Hawkins and George Skuse working the booth in the morning. Kim Rimalover covered the booth in the afternoon. It was a good event, but not very busy. Brian took requests from attendees to be added to the hikers' distribution list.</li><li>c. November 7<sup>th</sup> - Annual Conservation Commission Meeting. Chris and Yvonne Beran attended. There were several good sessions.</li><li>d. Pumpkin Festival. The commission did not participate this year due to busyness</li><li>e. Ghost Train Race – October 24-25. Good event generated \$8029 for the commission. 323 runners in the 3 races with 41 runners completing 100 miles</li></ul>	

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2. Presentation of Brox NRI, December 1st	The NRI will be presented by Forest Bell on December 1 in the Banquet Hall at 7:00pm	Chris to post on Facebook and Cabinet and the website
3. Warrant Articles	Land Conservation Fund Hitchiner Town Forest easement	Chris to set up time with the BOS to present the warrant articles
4. Trails Committee	<ul style="list-style-type: none"> <li>a. bridge on SRT West across Purgatory Brook needs significant work/replacement</li> <li>b. Connection made between Hitchiner trails and Badger Hill by Steve Erdody and Mike Sebas, trails committee members</li> <li>c. Pavilion painted – Milford HS National Honor Society with Brian Hawkins and Larry Kimball, trails committee</li> <li>d. Work day on the rail trail – Michelle Roseto, Phil Conti and George Skuse</li> <li>e. Gates at Hitchiner damaged – Andy Hughes found the posts into the large field had been pulled out of the ground. We will need to seat them better. He is now locking the gates on Mullen Rd at dusk.</li> </ul>	e. Chris will contact Brian Zahn about damaged posts
5. 4 <sup>th</sup> Saturday hike	<ul style="list-style-type: none"> <li>a. October 24 – Mile Slip</li> <li>b. November 28 – Tucker Brook Orienteering</li> </ul>	
6. Easements for Autumn Oak subdivision	The easement is poorly worded and appears to leave crucial work to the grantee (SanKen) that the commission thought it would have. Audrey thought that the town would hold ownership of the open space, not have an easement. After discussion, the members decided it was beneficial for the town to hold the easement rather than have ownership of the open space	Audrey will contact Chad to discuss
7. Mile Slip Town Forest	<ul style="list-style-type: none"> <li>a. Quote from Bay State Forestry to blaze and paint boundary of Mile Slip TF – on a motion by AndyS, seconded by Greg; members unanimously approved the contract by Bay State Forestry to reblaze the boundary at Mile Slip.</li> <li>b. Manage for Wildlife – tabled until next month</li> <li>c. Gates and trail improvement - Hollis Nor-easters SM Club have installed 4 gates; one is already damaged. Woods roads to summit and Mason have been repaired</li> </ul>	<ul style="list-style-type: none"> <li>a. Chris will send the signed contract to Bay State Forestry</li> <li>b. Chris will put on December agenda</li> <li>c. Chris to ask police about security cams at the gates.</li> </ul>

**End televised portion of the meeting**

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1. Interdepartmental Review	<p><u>13-12-3, Yellow Dog Car Wash</u> - no comment</p> <p><u>8-39, Trombly lot line adjustment</u> – Audrey is not happy with the lot line adjustment. There appears to be wetland located where the new access for 8-39 on N River Rd is planned. There shouldn't be a waiver from the wetland and steep slope. Audrey will review the PB memo</p> <p><u>19-22, Amerco Trade</u> – no design for the landscaping note concerning using the vegetated island for stormwater management. There is curb around the island and it is upgrade from the parking</p> <p><u>7-3 and 14-2 Mill haven Parks</u> – no comment</p> <p><u>32-23-2 East Milford Self Storage</u> – consider more current BMPs for on-site management of water. Pervious parking surface is a good option. No comment on lot line adjustment.</p>	
2. Upcoming ZBA cases	<p><b>none</b></p>	

**Next Regular Meeting – December 10 @ 7PM, Selectmen's Meeting Room.**

**Meeting schedule for 2015:** Jan 8, Feb 12, Mar 12, Apr 9, May 7, Jun 11, Jul 9, Aug13, Sep 10, Oct 8, Nov 12, Dec 10.

*The order and matters of this meeting are subject to change without further notice.*